161.0	0002	0019.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	664,500	/	664,500
USE VALUE:	664,500	/	664,500
ASSESSED:	664,500	/	664,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
164		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATHES ANN G
Owner 2:	
Owner 3:	
Street 1:	164 HILLSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WHITAKER LOTTIE -
Owner 2:	-
Street 1:	164 HILLSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 1794 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7442.000	213,600	600	450,300	664,500
Total Card	0.171	213,600	600	450,300	664,500
Total Parcel	0.171	213,600	600	450,300	664,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.40 /Parcel: 370.40

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

107495

GIS Ref

GIS Ref

Insp Date

10/08/18

!12595!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0002-0019.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	213,600	600	7,442.	450,300	664,500		Year end	12/23/2021
2021	101	FV	205,700	600	7,442.	450,300	656,600		Year End Roll	12/10/2020
2020	101	FV	205,700	600	7,442.	450,300	656,600	656,600	Year End Roll	12/18/2019
2019	101	FV	187,400	600	7,442.	450,300	638,300	638,300	Year End Roll	1/3/2019
2018	101	FV	187,400	0	7,442.	398,800	586,200	586,200	Year End Roll	12/20/2017
2017	101	FV	187,400	0	7,442.	334,500	521,900	521,900	Year End Roll	1/3/2017
2016	101	FV	187,400	0	7,442.	334,500	521,900	521,900	Year End	1/4/2016
2015	101	FV	186,500	0	7,442.	289,500	476,000	476,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:13:36

LAST REV

Date	Time
09/13/19	10:43:40
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12595

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITAKER LOTTIE	48267-66		10/2/2006		447,500	No	No		
	17993-375		4/1/1987		1	No	No		A

USER DEFINED

Prior Id # 1:	107495
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2019	445	Re-Roof	7,000	C				
8/20/2009	720	Redo Kit	9,000					
7/26/2007	622	Siding	8,000					replace siding/por

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
1/5/2009	Measured	189	PATRIOT
2/21/2007	MLS	MM	Mary M
11/24/1999	Meas/Inspect	264	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7442		Sq. Ft.	Site		0	70.	0.86	8									450,280						450,300	

Total AC/HA:	0.17084	Total SF/SM:	7442	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	450,280	Spl Credit		Total:	450,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	73500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309580
Depreciation:	95970
Depreciated Total:	213610

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

REMODELING

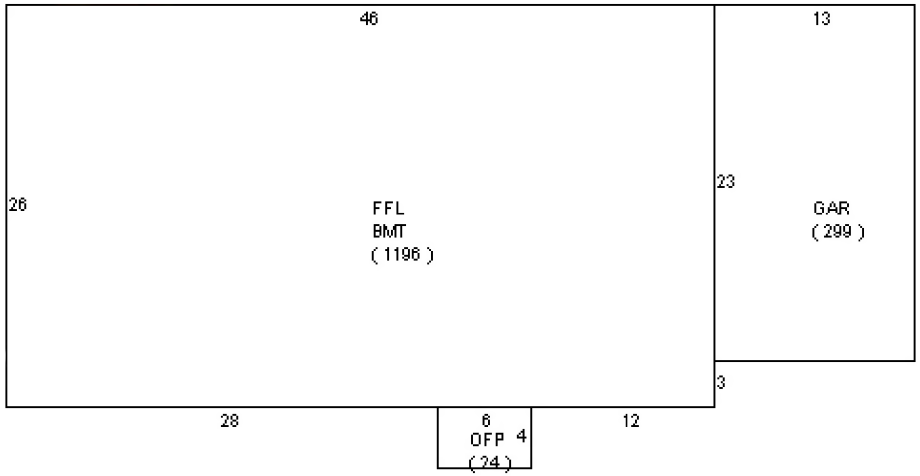
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	2	1

Totals
0

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.99
Special Features:	0	Val/Su Net:	78.67
Final Total:	213600	Val/Su SzAd	178.60

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	55.680	66,596
FFL	First Floor	1,196	134.990	161,444
GAR	Garage	299	23.360	6,984
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	2,715			Total:	236,080
Size Ad	1196	Gross Area	2715	FinArea	1794

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 161.0-0002-0019.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X14	A	AV	2000	4.93	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600